

HOUSING INSPECTION PROGRAM

The Housing Inspection Program is committed to protecting the health and safety of Long Beach residents by ensuring that their living environment is maintained in a safe and sanitary manner. The existence of poor housing conditions can have harmful effects on the health and welfare of the occupants. The goal of the Housing Inspection Program is to identify housing violations jeopardizing residents' health and safety, and take the appropriate enforcement action to correct the violations.

The Housing Inspection Program is responsible for the licensing and inspection of 8,100 residential dwellings of four or more units, approximately 80,000 units, in Long Beach. This program is also responsible for the licensing and inspection of condominiums, hotels, motels, rooming houses, and public swimming pools and spas.

In addition to its regulatory role, the Housing Inspection Program is also involved with public outreach and education. Housing Inspectors enhance public awareness and educate Long Beach residents about steps they can take to improve the cleanliness and safety of their living environment.

Housing Inspection Program services include two types of inspections: routine inspections and complaint-based inspections.

ROUTINE HOUSING INSPECTIONS

Routine housing inspections are performed annually to determine compliance with City ordinances pertaining to maintenance, sanitation, use and occupancy and.

The Housing Inspector conducts a thorough inspection of the premises, both interior and exterior, with particular attention given to:

- Bathroom facilities
- Doors-exterior
- Electrical switches/outlets
- Exterior building surfaces
- Floor/wall/ceiling maintenance
- Foundation vents
- Garbage/trash area
- Handrails
- Heating appliances
- Plumbing
- Roof/rain gutters
- Rodent and vermin infestation
- Sanitation
- Stairways
- Windows/window screens

COMPLAINT-BASED HOUSING INSPECTIONS

Housing inspections are also conducted in response to complaints received from residents regarding housing violations within their dwelling units. Examples of housing complaints include:

- Broken windows
- Dog/cat feces and bird droppings
- Inoperable or cloudy swimming pools
- Missing or damaged foundation vents or window screens
- No heat (winter months)
- No water
- Overgrown foliage
- Rodent and insect infestation
- Roof leaks (rainy season)
- Sewage problems
- Trash bins overflowing/other trash problems

Please call (562) 570-4132 to report a housing violation. When violations are noted, the following enforcement action is implemented:

First, a written notice is sent to the owner/property manager outlining the nature of the alleged violations and indicating the actions required to correct the situation.

OR

If the violation poses an immediate health and/or safety threat to the public, an attempt is made to contact the owner by phone, advising him or her of the violation(s) and directing that corrective action be completed immediately. In addition, the Inspector follows up with a notice outlining the nature of the violations and indicating the actions required to correct the situation.

Next, a reinspection of the property is conducted within a set period of time to determine if the violations have been corrected.

Finally, if the violations are still outstanding, legal action will be started against the property owner by referral to the City Prosecutor.

TENANT/LANDLORD DISPUTES

The Housing Program is unable to assist in civil law problems including:

- Rent disputes
- Tenant-landlord problems
- Tenant-tenant problems

The following resources are available to assist with these problems:

- Dispute Resolution Services (562) 570-1019
- Fair Housing (562) 901-0808
- Legal Aid (562) 435-3501

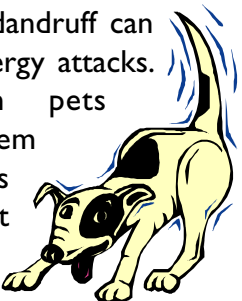


CREATING A HEALTHY LIVING ENVIRONMENT

People spend up to 90% of their time indoors. The indoor environment is not usually considered a cause of illness and disease; however, allergies, asthma, headaches, eye and respiratory irritations, are often linked to exposure to indoor pollutants. These pollutants include house dust, droppings from rats and roaches, mold and mildew, and animal “dander” (tiny scales of animal skin).

The following can help you reduce indoor household pollutants:

- ◆ Animal “dander” or dandruff can cause asthma and allergy attacks. Wash and brush pets frequently, keep them outdoors as much as possible and do not let them sleep in the bedroom.



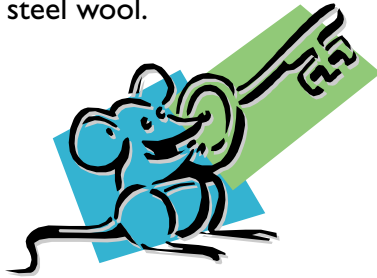
◆ “Spores” found in mold and mildew can travel through the air and cause breathing problems. Avoid the growth of mold and mildew by:

- Using exhaust fans or opening the windows in the kitchen and bathrooms when showering, cooking or using the dishwasher.
- Preventing the growth of mildew in bathrooms and other damp areas (such as refrigerator drip pans) by wiping regularly with vinegar and water.
- Washing mold off hard surfaces and drying the surface completely. Absorbent materials with mold growth, such as ceiling tiles and carpet, may need to be replaced.
- Fixing leaky plumbing or other sources of water.

◆ House dust is used as “food” by tiny bugs called dust mites. Frequent vacuuming will help keep dust and dirt from building up on floors and carpets. Dusting with a damp cloth after you vacuum will help eliminate dust generated by the vacuum cleaner.



◆ Rodents and insects gain access to your home through small openings around doors and windows. Cover openings with sheet metal, fill with plastic or stuff with steel wool.



◆ Rodents and insects are attracted to trash and garbage. To eliminate trash build-up:

- Deposit trash and garbage into a covered trashcan or dumpster every day.
 - Rinse all recyclables and store outside. Recycle at least once a week.
- ◆ Rodents and insects are also attracted to food left on dirty dishes. Do not leave dirty dishes or open food out overnight. Washing dirty dishes immediately will eliminate this food source.

If you have a housing problem that requires repair or corrective action, notify the property manager or owner as soon as possible. Don't wait until the problem becomes serious. If your property owner or manager fails to correct the problem, contact the Housing Inspection Program at (562) 570-4132.

SERVICE NUMBERS

Abandoned/Substandard Building	(562) 570-6399
Abandoned Vehicles or Furniture/Junk Cars	(562) 570-6421
Barking Dogs, Dangerous or Injured Animals	(562) 570-7387
Gangs	(562) 570-7127
Graffiti Hotline	(562) 570-2773
Household Hazardous Waste Round-up	(562) 570-2876
	or (888) 253-2652
Noise Complaints	(562) 570-4126
People Living in Garages	(562) 570-7497
Property Maintenance	(562) 570-6421
Property Ownership	(562) 570-6066
Rats, Roaches, Vermin and other Pests	(562) 570-4132
Residential Overcrowding	(562) 570-4132
Street Sweeping	(562) 983-2890
Trash on a Vacant Lot	(562) 570-6421
Trash Collection	(562) 570-2870
Trash/Special Pick Ups	(562) 570-2876
Unsanitary Conditions at Markets/Restaurants	(562) 570-4132
Utilities/Billing & Turn On/Off Service	(562) 570-5700
Weeds/Tall Grass	(562) 570-6421

Department of Health and Human Services
Bureau of Environmental Health
HOUSING INSPECTION PROGRAM
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For more information about the Housing Inspection Program, or to report a violation, please call (562) 570-4132



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**Working Together
To Serve**

Department of Health & Human Services
BUREAU OF ENVIRONMENTAL HEALTH